



Settlement: BOUGHROOD & LLYSWEN


Site Summary		Site allocated in LDP
Candidate Site: 41	Land South of A479 to West of Llyswen	X
Candidate Site: 214	Artaurs Field	X
Candidate Site: 684	Land to west of Griffin Inn, Llyswen	X
Candidate Site: 912	The Orchards at Oakleigh, Llyswen	X
Candidate Site: 1053	Part Field No 8273, Station road, Boughrood	X
Candidate Site: 1055	Part Field 9211, Llyswen, Brecon	X
Candidate Site: 1094	Land adjoining Beeches Park, Boughrood	X
Candidate Site: 1108	Land at Llyswen adj B24 HA3	✓
Candidate Site: 1118	Land adj B24 HA2 - , Llyswen	X
Committed Site: P06 HC1	The Depot Boughrood	✓


Site		Summary
<p>Candidate Site: 41 Site Address: Land South of A479 to West of Llyswen</p> <p>The site is within Flood zones 2 and 3, divorced from the settlement, and has no means of achieving an access. There are also concerns regarding any adverse impact development would have on the middle wye valley historic landscape and on the setting of a listed building.</p>	X	<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by flooding issues. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>


<p>Candidate Site: 214 Site Address: Artaurs Field</p> <p>Site adjacent a row of bungalows and houses of matching brick material on opposite side of highway. Site appears effectively detached from existing built form on its side of the highway other than a stand-alone bungalow on the southern boundary. The site would likely represent a 'ribboning' of development although, given the slope away from the highway, it would not be unreasonable to consider the site contributing to the character and appearance of the area if designed sensitively. Site boundary requires amendment to exclude flood zone unless an FCA prepared. Site not needed.</p>	X	<p>The site has not been taken forward as an allocation in the draft LDP as the site would likely represent a 'ribboning' of development. The site is also partially located in the flood zone. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 684 Site Address: Land to west of Griffin Inn, Llyswen</p> <p>The site is currently used as agricultural land. The site boundary is marked by hedges and trees form a partition between the NE & SW parcels of the site. The site is neighbored by residential development and agricultural land. Site adjoins current UDP development boundary, well located in terms of access to facilities and services. A major site constraints would appear to be highways access from the NE or SE, as any other access would likely require 3rd party involvement. Additionally, category 1 mineral is thought to be here consequently requiring extraction prior to development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by trunk road issues. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 912 Site Address: The Orchards at Oakleigh, Llyswen</p> <p>The site was an old orchard siting between the River Wye and the A470. There are 4+ power line poles within the site. Trees, hedges and a market fence marks the site boundaries. The site would provide a logical infill however, it is identified in the UDP as Open Space. 'Sensitive' uses not appropriate here given flood zone (TAN15). The site has a number of other constraints. The community have expressed an interest in using the land as a car park. Due to constraints, site not considered appropriate for allocation, however, potential for inclusion within the development boundary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. Whilst the site would provide a logical infill it is somewhat constrained. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 1053 Site Address: Part Field No 8273, Station road, Boughrood</p> <p>Potential for 'ribboning' of built form on this side of the highway, given the need to amend the site boundary due to partially being within the flood zone. Site could represent an extension to the built form along the boundary of the flood zone and could reasonably be considered part of the settlement. However, assuming development acceptable at this site, it should be set back from the highway sufficient to enable highway improvements in order to access land past this site. Site not needed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by Trunk Road issues and would result in potential 'ribboning' of development. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 1055 Site Address: Part Field 9211, Llyswen</p> <p>Site currently agricultural land with hedges and trees along boundaries. Relatively flat site, but raised above highway. Logical settlement extension currently under a planning application (P/2012/1403) and located proximate to facilities & services. Would need footways to enable freer/more cohesive movement to facilities & services. Development would need to be sensitively scaled/designed to surroundings given the elevated topography above the highway and property adjacent the A470, in addition to potentially being considered within the setting of Llyswen Camp SAM. Site not needed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it could detract from its surroundings and would need footways. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 1094 Site Address: Land adjoining Beeches Park, Boughrood</p> <p>Site is partially within the 30mph zone, adjacent existing built form of Beeches park with site access via the B4350 and well within the signs for Boughrood settlement. Site would represent a logical extension to the built form of Boughrood. Site boundary needs amendment considering 12% within surface water flood map. Potential for site to be phased. Part of the site has permission for 5 units, 2 of which have been built P/2010/0110. Potential to reduce site area for allocation. Transport Assessment still required.</p>	 Part Allocated	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP as it represents a logical extension of the existing built form. Only part of the site has been allocated to address flooding. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No:P06 HA2 & P06 HC2(Committed Site)</p>
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<p>Candidate Site: 1108 Site Address: Land at Llyswen adj B24 HA3</p> <p>Site currently adjoins the settlement by virtue of built form and associated infrastructure connecting the site to the settlement. It could reasonably be considered an extension to settlement although a boundary amendment to exclude 25% floodplain area unless a FCA demonstrates that this part of the site is not under flood risk is necessary. Site would need a play facility given there is a need in this area as stated by the Community Council. Planning history B/03/0168. Majority of site is within the LNG pipeline 250m buffer, but outside the 132m (outer zone) buffer which triggers consultation. It is therefore considered that although the development may be considered level 2/3 sensitivity, the pipeline poses a low hazard risk. Confirmation that access to the site can be gained from Llys Meilion and that there is no land ownership constraint to enable this is required. Potential to allocate area outside of floodzone.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP (except for the area located in the flood zone) as it represents an extension of the existing built form. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P06 HA1</p>
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<p>Candidate Site: 1118 Site Address: Land adj B24 HA2 - , Llyswen</p> <p>Site entrance existing. Partial (western) area of site benefitting from allocation & within development limits in UDP. Part of site has planning permission. Majority of site within floodzone - FCA required. JHLAS (225) part of site permission lapsed in 2007, no recent/subsequent planning application/permission. Potential to include farm buildings part of site within development boundary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by flooding issues. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
<p>Committed Site: P06 HC1 Site Address: The Depot Boughrood</p> <p>Commitment. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.</p>		<p>Committed Site: P06 HC1</p>